

Buttermere Crescent, Rainford, St.

36 Buttermere Crescent



Property summary

****NO CHAIN**DRIVEWAY & GARAGE**** Kelrick Properties are delighted to present for sale, a stunning 3 bedroom semi-detached located in a sought-after area of Rainford. This property has recently been re-furbished throughout, and has had a new boiler fitted and a full re-wire. The home briefly comprises, lounge through diner, newly fitted modern kitchen, 2 double bedrooms, single bedroom and a newly fitted modern family shower room. Externally, this property offers easy to maintain gardens with lawns and a driveway. This home also offers a detached garage with power and lighting. The home is situated within a short walk/drive to all local amenities. Book a viewing now to avoid disappointment!

Main Features

- 3 bedroom semi-detached
- Refurbished to a very high standard
- Full re-wire
- Newly fitted modern kitchen
- New boiler
- Large garage and driveway
- Sought-after area
- Close to local amenities

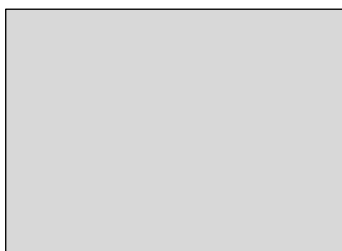
Price

\$PRE_PRICE\$

£0.00

\$POST_PRICE\$

Property details



Ground floor

Lounge/diner

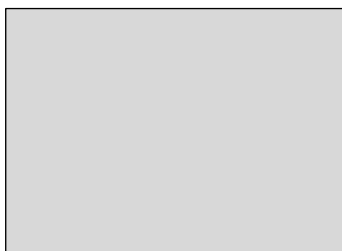
13'11" (4m 24cm) x 22'0" (6m 70cm)

Front facing open plan lounge through diner, fitted with carpet flooring and patio doors to the rear garden.

Kitchen

9'8" (2m 94cm) x 10'11" (3m 32cm)

Rear facing modern fitted kitchen fitted with a range of wall and base units, stainless steel single drainer sink, new oven, halogen hob, extractor fan and vertical blinds.



First floor

Bedroom 1

10'04" (3m 14cm) x 9'04" (2m 84cm)

Front facing double bedroom with fitted carpet flooring and roman blinds.

Bedroom 2

10'5" (3m 17cm) x 8'10" (2m 69cm)

Rear facing double bedroom with roman blinds.



**Bedroom 3**

9'6" (2m 89cm) x 6" (15cm)

Rear facing single bedroom with roman blinds.

**Bathroom**

Front facing fitted with a white suite comprising w.c. wash basin, heated towel rail and shower cubical and fitted with tiled flooring and walls.

**Outside****Front**

Easy to maintain front lawn area and a driveway.

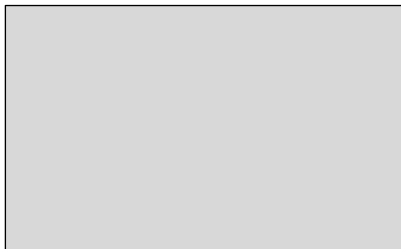
Rear

Lawn area, flagged patio area, fully enclosed.

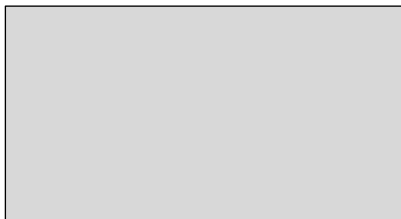
**Garage**

24" (60cm) x 10'01" (3m 7cm)

Oversized with up and over door and power and lighting.

**Other information****Services**

All mains services are connected. Gas central heating is installed.

**Assessments**

Council tax band-C

Tenure

Freehold.

Making an offer

Any offer to purchase this property must be put directly to Kelrick Properties who are dealing with all aspects of this sale. You will be required to provide proof of funds in the event that you are a cash buyer. You will also be required to discuss your mortgage arrangements with our mortgage advisor to ensure that you have suitable finance in place to proceed with any intended purchase, and as such you may be required to provide evidence that you have a mortgage agreement in principle.

Agent notes

The person or persons selling this property are connected to Kelrick Properties.

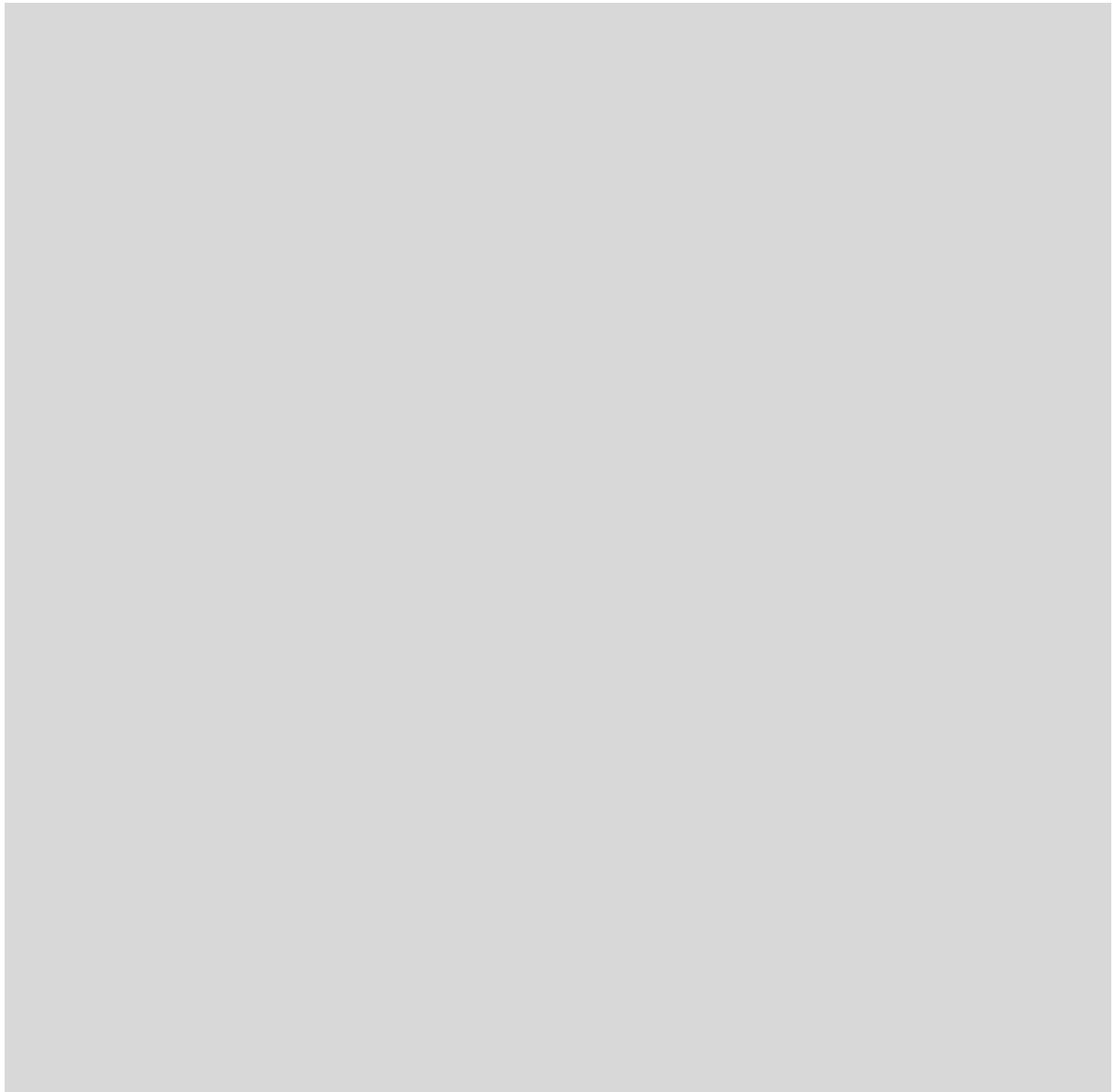
To view

By appointment only through Kelrick Properties.

Disclaimer

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. All measurements are approximate room sizes and as such are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Kelrick Properties have not tested any equipment, fixtures, fittings or services and it is the buyer's responsibility to check the working condition of any appliances. We strongly advise prospective buyers to instruct their own survey or service reports before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Neither Kelrick Properties Ltd nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan



Directions to property

From: Kelrick Properties (Kelrick Properties - WN4 9AA)

To: WA11 7LQ

12.8 mi (19 mins)

Head **southwest** on **Gerard St/A58** toward **Market Approach** - Continue to follow A58

Turn **right** to merge onto **M6** toward **Preston**

At junction **26**, take the **M58** exit to **Skelmersdale/Liverpool/Southport**

At **Orrell Interchange**, take the **1st** exit onto **M58** heading to **Liverpool/Skelmersdale/Southport**

At junction **3**, take the **A570** exit to **St.Helens/Southport/Ormskirk**

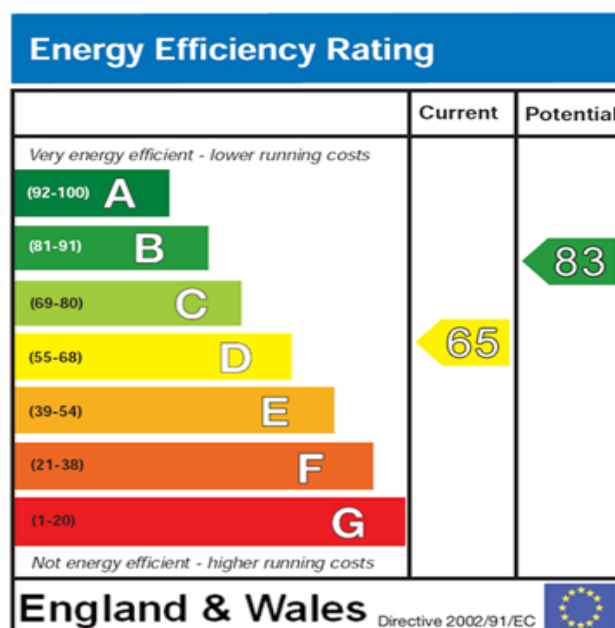
At **Bickerstaffe Interchange**, take the **1st** exit onto **Rainford Rd/A570**

At the roundabout, take the **1st** exit onto **Bushey Ln**

Turn **right** onto **Windermere Dr**

Turn **right** onto **Buttermere Cres**

Turn **left** to stay on **Buttermere Cres** - Destination will be on the left



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

For further information or to arrange a viewing,
Call now on **01942 723333**

Opening times

Mon-Fri 9.00am – 5.30pm

Saturday 10.00am – 3.00pm

Kelrick Properties - 18 Gerard Street, Ashton, Wigan, Greater Manchester, WN4 9AA
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